

## PLANNING COMMISSION MINUTES

July 1, 2008

7:00 P.M.

Present: Chairman Clark Jenkins, Vice Chairman Tom Smith, Michael Allen, Ray Keller, Barbara Holt, City Council Representative Beth Holbrook, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen, and Recording Secretary Connie Feil.

Absent: Dave Badham.

Clark Jenkins welcomed all those present.

Michael Allen made a motion to approve the minutes for June 17, 2008 as written. Beth Holbrook seconded the motion and voting was unanimous in favor.

**1. Consider preliminary and final site plan approval for the Bountiful City Golf Course facility expansion located at 2490 S. Bountiful Blvd., Bountiful City applicant.**

Aric Jensen explained that the Parks and Recreation Department are requesting preliminary and final site plan approval for a new pavilion, parking lot, and reconfigured tennis courts at the Bountiful Ridge Golf Course.

The new pavilion is designed to accommodate large, executive functions in conjunction with the golf course, although it could also be used by others during shoulder times. Since it is located within the golf course campus, it is not intended that it be used for family reunions and other activities that involve small children. It will be similar in design to the newer boweries we have in our parks, and will include restrooms, storage, and other amenities. It is designed to accommodate 160 persons, which is slightly more than the maximum of 144 golfers at a golf tournament.

In addition to the pavilion, three new tennis courts will be constructed to replace the existing four courts, which are extremely dilapidated. The missing fourth court has already been replaced by two new courts at the park adjacent to Mueller Jr. High.

A parking lot extension is being constructed at the end of the existing parking lot to provide approximately 32 additional stalls for the pavilion and tennis courts. The parking lot will drain to catch basins which feed to a small detention basin located between the bowery, tennis courts and parking lot. The water in the detention basin is then metered out to the golf course landscaping on the west.

An appropriate landscape plan has been provided, which includes more than the minimum amount of landscaping since this project is located in the middle of a golf course.

Staff recommends granting preliminary and final site plan approval for the Bountiful Ridge Golf Course pavilion, tennis courts, and related improvements; with the finding that it meets the minimum criteria for site plan approval.

Paul Rowland explained that there will be electrical outlets provided in the pavilion, but no lights in the pavilion or tennis courts. When the Golf Course closes in the evening the parking lot is locked so the pavilion and tennis courts will also close.

After a brief discussion Michael Allen made a motion to recommend to the City Council preliminary and final site plan approval for a new pavilion, parking lot, and tennis courts as recommended by Staff. Tom Smith seconded the motion and voting was unanimous in favor.

**2. PUBLIC HEARING - Consider preliminary and final condominium subdivision plat approval located at 315 W. 200 N., Jonathon Bloesch, applicant.**

Jonathon Bloesch, applicant, was present. Paul Rowland explained that Mr. Bloesch requests final PUD plat approval for his four multi-family units located at 315 West 200 North. This project was originally approved as apartments, however, Mr. Bloesch has now decided that he would like to sell the units. Only a final plat is required as the approved site plan contains all of the required information and acts as the preliminary plat.

Staff has compared the proposed plat to the approved site plan and it appears to be in conformance with the approved site plan. It appears to meet the requirements of the Bountiful City Land Use Ordinance for subdivision plats.

Staff recommends final PUD plat approval for Perrigrine Sky's PUD with the following conditions:

1. Make all redline corrections.
2. Submit a current title report and have the plat signed by all property owners of record.
3. Pay the following fees:
  - a. Checking Fee \$ 400.00
  - b. Recording Fee 80.00
4. Bond for all required site improvements

Jonathon Bloesch presented pictures showing the finished units and the colors to be used. He also feels that he is building really nice condos which will benefit the community.

The public hearing was opened for all those with comments or concerns. The public hearing was closed without comments.

After a brief discussion Barbara Holt made a motion to recommend to the City Council final plat approval for the Perrigrine Sky's PUD subject to the conditions outlined by Staff. Beth Holbrook seconded the motion and voting was unanimous in favor.

**3. PUBLIC HEARING - Consider preliminary and final subdivision plat approval located at approximately 850 S. Lakeview Dr., Robert Murray, applicant.**

Robert Murray, applicant, was present. Paul Rowland explained that this proposed 2-lot subdivision is located between Lakeview Drive and Canyon Crest Dr., at approximately 800 South. The existing land is actually two metes and bounds parcels that total approximately 3 acres in size, both of which are owned by the applicant. The larger parcel is improved with an existing home, and the smaller parcel with a tennis court. The parcels are located in an R-3 zone, which requires 11,000 square feet per lot with 80 feet of frontage at the required setback on interior lots, and 90 ft. of frontage on corner lots. Both the new lot and the remainder parcel with the existing house easily meet these requirements.

This new lot has two rather unique features. First, the lot is bisected by Barton Creek, with property on both sides of the creek. The proposed (and only practical) building pad is located on the south side of the creek as shown on the preliminary plat, because the ground on the north side of the creek is very steep and extremely difficult to build on. The square shown on the preliminary plat is just the minimum building pad; the actual buildable area will be shown on the final plat.

The second unique feature is a culinary water main line that runs in an easement under the proposed building pad. Because the proposed pad is in the only reasonable location on the property, the water line needs to be moved. Mr. Murray understands that the line can be moved by Bountiful City at the owners expense and the two homes served from this line will need to have new services installed by a private plumbing contractor, also at the owner's expense.

Street improvements, including sidewalk and curb-gutter, are already in place but no utility laterals currently serve the property. New utility services, including water, sewer, and power, need to be extended to the lot. The home will need to be situated at an elevation such that it can be served by the Lakeview Drive sewer main line.

Staff recommends preliminary subdivision approval of the Murray Subdivision (name to be possibly changed) with the following conditions:

1. Provide a current title report and have the final plat signed by all property owners of record.
2. If necessary, change the name to a unique name not previously used.
3. Correct the indicated redlines.
4. Indicate on the final plat that the area north of the creek is a non-buildable area.
5. Pay the following fees:

Move water line fee:	\$21,000.00 (estimate, actual charges will be
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Storm Water Impact Fee	1,639.47	assessed when work is complete)
Checking Fee	100.00	
Recording Fee	<u>50.00</u>	
	\$22,789.47	

The public hearing was opened for all those with comments and concerns. The public hearing was closed without comment.

There was a discussion regarding submittal of a map showing the property line corrections to prevent having a landlocked piece of property, and the location of the new water line.

Michael Allen made a motion to recommend to the City Council preliminary approval of Murray Subdivision subject to the conditions outlined by Staff with the following addition:

6. Provide an amended 2-lot subdivision plat showing the new lot and showing the remaining parcels of ground as one lot.

Ray Keller seconded the motion and voting was unanimous in favor.

**4. PUBLIC HEARING - Consider preliminary and final subdivision plat approval for Orchard Pines PUD residential Phase 1 located at 2135 S. Orchard Dr., Brian Knowlton, applicant.**

Brian Knowlton, applicant, was present. Paul Rowland explained that Mr. Knowlton is requesting final PUD plat approval for the first phase of the residential portion of Orchard Pines PUD mixed use development. The Planning Commission has reviewed the site plan for the development which consists of two commercial building fronting onto Orchard Drive, and a series of 47 townhome style condominiums with individual garage parking located along a winding lane that connects to 2200 South at two locations.

The subdivision plat has now been completed for the first phase of the residential project. All of the utility lines and the access roads serving this portion of the project had to be completed as part of the commercial phase, and so almost all of the site work is completed for the entire project. Restrictions placed on the project with the initial approvals require Mr. Knowlton to complete a portion of the commercial development before the last phase of the residential plats can be recorded and built. When the commercial sites are underway to the required extent, Mr. Knowlton will be ready to plat and record the last 23 residential pads.

Most of the fees were paid and all of the bonds were posted for the entire development last fall when final site approval was granted, so no additional bonds will be required with this plat approval.

Staff recommends that the Planning Commission send a favorable recommendation for

preliminary and final subdivision approval of the Orchard Pines PUD Residential Phase 1 plat with the following conditions:

1. Provide a current title report
2. Have the final plat signed by all required parties.
3. Correct the indicated redlines.
4. Pay the following fees:

Checking fee	\$2,400.00
Recording fee	<u>80.00</u>
	\$2,480.00

The public hearing was opened for all comments and concerns. The public hearing was closed without comment.

Barbara Holt made a motion to recommend to the City Council preliminary and final approval of Orchard Pines PUD Residential Phase 1 subject to the conditions outlined by Staff. Beth Holbrook seconded the motion and voting was unanimous in favor. Tom Smith abstained from voting.

Meeting adjourned at 7:45 P.M.